



Withdean Court Avenue

Brighton

mishons



Located on the Preston Park/Withdean border in a superb area and just a seven-minute walk to Preston Park Station, this superb three-bedroom detached home.

As you arrive at Withdean Court Avenue in the quiet cul de sac there is parking for numerous cars on the large driveway. There is also a spacious garage that can fit a large car, campervan and motorbikes if needed.

The entrance hallway is impressive with beautiful high ceilings and wide walkways. The first reception room is to your right from the hallway and overlooks the front garden. This is a private room and either an excellent home office, formal dining room or playroom for children etc. Down the hallway is the second reception room which is the living room. Spanning from front to back of the house this room is the hub of the home and a great place to entertain friends and family. Lots of natural light flood through this room due to the number of large windows.

The kitchen is a lovely and bright room overlooking the garden, it has lots of work surface space for food preparation and fantastic storage cupboards. The dining room and conservatory are either side of the kitchen from which double doors then lead out to the garden from both rooms. Downstairs is finished off by a downstairs cloakroom and a superb garage which is nearly 30ft in length.

Upstairs there are three double bedrooms and a room in the roof that can be used as an unofficial guest room. Buyers may want to convert this room (subject to relevant permissions) into a large double bedroom with the right staircase installed.

The main bedroom is an excellent space. With space for a super king bed plus a dressing room and en-suite with a free-standing bath we hope buyers will love this space.

The second bedroom is also a great size and one either older children or guests will love to use. The family bathroom off the landing has a modern finish, double sink, and spacious walk-in shower.

Outside the garden is a well-designed and private space. The large patio area that leads from the house is a great place to entertain in the summer months. Down some steps to the lawned area and again a great space to relax. There is a large shed hidden away right at the back corner of the garden.

Location wise it doesn't get much better in this area. Withdean Court Avenue has brilliant road links with easy access out to the A23 towards Gatwick airport and London. The train links are just approximately a 7-minute walk away with its fast direct trains to London Victoria and London Bridge.

Overall, this is an impressive, detached home with tons of large rooms and lots of potential for a family to make it their own whilst not having to spend a lot to make it happen.

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 **Guide Price** **£1,250,000**

TOTAL FLOOR AREA:
2579 sq. ft. 239 sq. m.) approx





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